



VICTORIA QUAY DEMANDS ATTENTION TO DETAIL

Fremantle Ports finally released its Victoria Quay Commercial Precinct Plan that will be integrated with the Fremantle Station and Pioneer Park Precinct Plans.

A first look at the plans shows they are much better planned than the two ugly large ING boxes that outraged the community some years ago, with only one substantial 10+storey building planned just east off and behind the Railway Station opposite Queen Street, while the other buildings are either 3-4 or 4-6 storeys high.

The VQ Precinct will be street-level retail with parking and commercial offices above, with the emphasis at street level on tourism and hospitality outlets and public open space with heritage interpretation. The heritage buildings will be retained and be part of the new development.

Peter Hughes Drive will be extended and realigned to Cliff Street to create another east west corridor parallel to Phillimore Street, and a new railway crossing will be installed at Pakenham Street. The existing rail crossing just west of the station will be widened and made more legible. Should the Woolstores be developed a pedestrian bridge could be linking that building with the new ten-storey one on Victoria Quay.

The bus port will be moved further east to allow for the creation of a public space railway square, and busses will enter the bus port from Queens Street and no longer from Market Street.

The Fremantle Society is concerned that there is an option for additional discretionary height if certain design criteria are met, but there is no height limit indicated for discretionary height and that is not acceptable. There is also no indication if the Fremantle



le Design Advisory Committee would be the body to make the decisions on additional height or if it would be at the discretion of Fremantle Ports.

Our other concern are the plans to build a large building along Short and Pakenham streets on historic Pioneer Park, as this would mean losing more green open space in the inner city in a time when the City of Fremantle is keen to attract thousands more residents and workers to the CBD. Pioneer Park would be imminently suitable for heritage interpretation and an upgraded public park with a playground near the Spare Parts Puppet Theatre.

If done well, and if the public realm is being developed in synchronisation with the commercial buildings, VQ could become a real asset and waterfront destination for Fremantle, but the priority has to be outstanding architectural design and building quality.

One would also hope that the Victoria Quay development will not become serious competition for planned CBD development, especially Kings Square, because any more delay for the Kings Square development will be a huge set back for the economic revival of Fremantle.

Story & pic: Roel Loopers

Local Government expert Denis McLeod AGM guest speaker

We are delighted that Denis McLeod has agreed to speak at the Fremantle Society AGM this year.

Well known for his contribution to planning in Western Australia, Denis is a life member the Local Government Planners Association and Honorary Fellow of the Planning Institute of Australia. Denis also has extensive knowledge of all areas of local government activity after more than 40 years in practice as a lawyer and leader in his field.

As a longstanding and active community group with a keen interest in planning and development, the Society is particularly concerned about the dis-empowerment of community in the planning process as it is now evolving with SAT and DAP's and what the future may hold in this regard and if indeed there is a way for groups like us to be effective in this environment.

It has been said that the original notion of planning control as a service to the public is changing to a notion of planning as a service to developers and entrepreneurs.

Big local government is another concern and the associated disenfranchisement that brings to local communities of interest like the one we represent.

Come along to Victoria Hall for what will be a fascinating and enthralling talk by a man who really knows what he is talking about!

ARE COMMUNITY LOBBY GROUPS STILL RELEVANT?

South Australia's main lobby group, the South Australian Farmers Federation, has been dissolved during a special meeting earlier this year.

When the call goes out to members and supporters of the Fremantle Society and a handful of loyal supports only respond, I wonder if that is where we are heading. Its one thing to be the silent majority but things just done fix themselves. The Society's activism comes because of feet on the pavements and hands in the air. For this we need new blood – not necessarily young blood either! People who can read or who can write; people who can attend or who can lobby; people who can speak and people who can act; people who love Freo and want it to strengthen, develop and prosper – but in a good way!

If you would and can do more and would like to – then nominate to be part of the committee of management of the Society for 2015, become a member or sign up new members.

Let's not have to go the way of the SAFF.

HOW TO INVOLVE YOUTH IN LOCAL GOVERNMENT

The Fremantle Society has been led for over forty years by dedicated and committed community activists who have protected and promoted the values of the Fremantle community in its contribution to the integrity of our place. That involvement and activism comes from a deep belief in the value to the Fremantle community of that action in identifying and advocating on these community values and the built form of our place.

The FS has contributed to the identity and cohesion of the Fremantle community and that contribution over a long period is a valuable enabler in the manifestation of place and sense of community. We consider the FS has an ongoing role in community building and sustaining community identity. How do community groups remain relevant in a changing society with new forms of communication? We take it as given that many young people are proportionately as interested as older generations and the problem is not to answer the question "Are younger generations interested in community lobby groups?" but one of finding ways to engage them. What form might this community entity take in the future and what should it seek to offer its contributors? What might be the focus of an evolved community group in Fremantle or a regional context?

Will Gen-Y act, belong and commit - for the long haul or are those days gone. Is it more about the instant information, instant gratification, instant pizza. Can it be longer term? Must it be project specific? Who keeps the lights on – or is that the point. They are turned off and only come on again when required!

Do you wonder about these questions? DO you have any answers?

We are interested! Join us!

Henty Farrar

President

LINLEY LUTTON SAYS FREMANTLE AT CROSS ROADS

The Fremantle Society asked renowned architect and city planner and former member of the Fremantle City Design Advisory committee Linley Lutton for his opinion on how well Fremantle is planning development for the future. Linley kindly agreed to send this opinion piece for which we are grateful. Thanks Linley!

Fremantle Mayor Brad Pettitt recently claimed that the City was at the crossroads and indeed it is. This special place has reached a point which most people would not have predicted a few years ago. Following the approval of several inappropriate developments in the West End it has become obvious that a shift away from honouring the community's desired identity and character for Fremantle is occurring. The State Development Assessment Panels (DAPs), the City's Planning Committee and its Design Advisory Committee (DAC) are all partly responsible.

DAPs are a Federal initiative conceived to enable state-appointed committees to take over the development approval role traditionally undertaken by Local Governments. The initiative is driven by the development industry with the primary aim of reducing developer-perceived uncertainty. An overarching objective is to dilute community influence, which the development industry finds threatening. The DAP process marginalises the community by ensuring that the majority of its decision-making members are not connected to the community. Each DAP comprises five members, three are appointed by the State and two are Local Government councillors. If the two councillors are strongly influenced by developer-driven values, as currently appears to be the case with respect to Fremantle's Planning Committee, then community values will almost certainly be overridden in favour of the developer.

DAPs are claimed to enhance planning expertise in decision-making by improving the balance between independent technical advice and local knowledge; the implication being that Local Governments do not have the required independent expertise to properly determine development applications. Most, if not all Local Government authorities have skilled senior planners and in-house experts and, according to the Local Government legislative framework, their advice must always be independent of any input

from elected members. A review of current Western Australian DAP members reveals there is no special expertise present in DAPs not already found in Local Government so the argument that DAPs foster improved and independent expertise is not valid.

Importantly, the City of Fremantle is still required to assess all development applications even if they are to be determined through the DAP process and DAP members must have due regard for the City's assessment, including a report from the DAC. This is the time in the DAP process when Fremantle's elected members and the DAC can influence the outcome in favour of community values, if they so desire. The DAC is required, amongst other things, to be satisfied that new developments respond to and reinforce locally distinctive patterns of development and culture. Its report must state how the development contributes to Fremantle's identity. To date the DAC, which comprises only architects, shows a failure to assess development proposals in these terms. Its members exhibit little understanding that community or cultural values can be easily eroded by inappropriate developments.

The Fremantle Society could have an important role to play by reminding Fremantle's elected members and the Planning Minister, to whom DAPs report, that the character of Fremantle should not be traded off to appease developer demands. Fremantle must resist going down the road of devaluing heritage and culture in favour of property development, as occurred in the City of Perth.

Linley Lutton

Fremantle Society AGM
This year's AGM is on
Monday December 8th
at Victoria Hall, 6pm for
6.30pm start.

COF HERITAGE COORDINATOR ALAN KELSALL ON CONSERVATION PRACTISE

It is a principle of conservative repair that works should be based on a proper understanding of the building and its problems. Conservative repair means only undertaking work that is necessary to ensure the survival of the fabric of a building. It does not attempt to make old buildings look new. Regular preventive maintenance will minimise the loss of original fabric and is therefore a vital component of conservative repair. Most problems arise from more than one cause. Therefore identified problems should not be analysed in isolation. In addition to repairing the damage caused by the problem, the reason for the problem should be identified and treated.

19th and early 20th century buildings in Fremantle were constructed using what are now called traditional construction techniques and materials. The use of traditional building techniques is generally recommended for conservation work. Traditional buildings were constructed with solid masonry walls whereas modern buildings are generally constructed with some form of cavity wall. Cavity walls allow moisture to penetrate the outer leaf of the building but protect the inner leaf from damp. However, when solid masonry buildings were constructed it was accepted that a certain amount of dampness would penetrate the solid walls and that this moisture would evaporate naturally. It was also the intention that this evaporation would take place mainly on the external face of the wall.

Mortars, plaster and renders were lime-based and the finishes were of lime-wash. These materials are permeable and allow the walls to breathe, thereby helping the moisture entering a wall to escape as water vapour. This evaporation reduced the likelihood of a build-up of damp in walls.

The preference for the use of traditional building materials and techniques is not based purely on a desire for authentic reconstruction. It is also because it can be demonstrated that in most cases it is both technically and aesthetically appropriate to do so: the process can be described as 'replacing like for like'. Modern building materials, such as plastic paints or sealers, damp proof coatings and

strong cement render and mortars, are now widely recognised as being detrimental to traditionally constructed buildings.

Masonry walls need to be maintained and repaired. Keeping the external face of solid walls in good repair ensures that the interior remains functional and dry. Pointing is the most common form of repair and is often the one that is most poorly executed.

The two main reasons for pointing repairs are: The original lime pointing has decayed over time and needs to be replaced. This could be the result of gradual decay through weathering or it could be as a result of poor maintenance

The masonry has been re-pointed with a cement-based (or other inappropriate) mortar at an earlier date.

Pointing mortar fills the gaps between masonry units, providing support at the surface and forming a continuous face to help protect against the weather. It needs to be strong enough to withstand weathering but its role is ultimately sacrificial.

Replacement and repair mortars should be as similar as possible in chemical composition and physical appearance to existing or surrounding mortars; this ensures the best material compatibility and visual continuity, and it encourages similar weathering.

Lime mortar prepared from the correct materials mixed in the right proportions will be both more porous and more permeable than the masonry elements. This will produce a mortar that will encourage moisture to evaporate through the joints rather than through the masonry units. As a result, deposition of most of the salts will take place at the joints, causing the mortar will decay more rapidly than the masonry – hence the commonly used term 'sacrificial'. Using a sacrificial pointing is considered to be a good thing because it protects original fabric from decay. It should also be added that in the long-term it usually proves to be the most cost effective way of caring for a building because it is cheaper and easier to re-point at regular intervals than to replace the masonry units.



Traditional walling in Fremantle, whether rubble cored stonework or brickwork, was generally built with joints struck off or pointed flush with the masonry. This assists with rainwater run-off, thereby keeping the wall as dry as possible. However the relatively modern 'fashion' for new pointing to be significantly recessed from the face of the masonry bears little resemblance to the original character and appearance of mortar joints in traditional walling. It also provides ledges on which water can collect, thus reducing the wall's weatherproofing ability.

Soluble salts are a principal agent of decay in masonry buildings in Fremantle. Allowing the built structure to breathe and bring about the natural evaporation of moisture will encourage the soluble salts carried by the moisture to migrate to the face of contaminated masonry which, in turn, will help to reduce the damaging effects these soluble salts can cause.

Alan Kelsall

Below: High Street facades - pic by Roel Loopers



NOW AND THEN PHOTO

In 1978 architect Ralph Hoare started a unique project to document Fremantle's houses and other buildings. He and many other Fremantle Society volunteers spent three years walking the streets of the city. They took thousands of photos, meticulously recording the built environment as it was then.

The photographers were given the instruction to stand straight opposite the house to be photographed. The next house to photograph will be the house on the right of the house you just photographed as you face them. Repeat this procedure until you reach a corner. Continue around the corner by taking another photograph of the corner house. Then continue to photograph the next house on the right, etc. Repeat these procedures until you have moved completely around your designated area. Photograph all houses old or new, good or bad condition, pretty or ugly.

The photos were part of a photographic survey project that aimed to identify buildings with heritage significance, and were catalogued into five colour-coded categories, in descending order of preservation priority. The highest of these (the "red dot with black slash") were recommended to the National Trust for immediate classification, and also for inclusion on a Council Register (which did not yet exist at that point).

All prints are now being digitised and uploaded to Wikimedia Commons. There, they join over ten million archival items and are assured as secure a future as any digital artefact can be. View the collection online at: https://commons.wikimedia.org/wiki/Fremantle_Society_Photographic_Survey

The photographs give us a unique chance to compare large numbers of sites around Fremantle with what they were like 35 years ago. Some places have changed beyond recognition. It is incredible to see how much commerce and industry there was, and how it shaped the landscape here. So many warehouses, factories, and shops have disappeared or been turned into housing! Some places, though, as exactly as they were then.

Sam Wilson



1 ADA ST, 1978



1 ADA ST, 2014



1 STEVENS ST, 1979

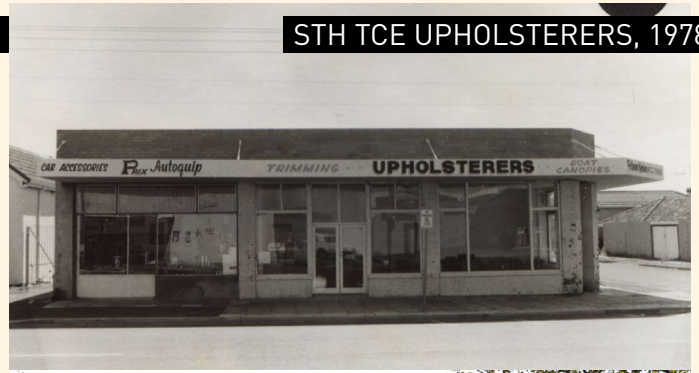


1 STEVENS ST, 2014

SURVEY OF FREMANTLE



11 AGNES ST, 1980



STH TCE UPHOLSTERERS, 1978



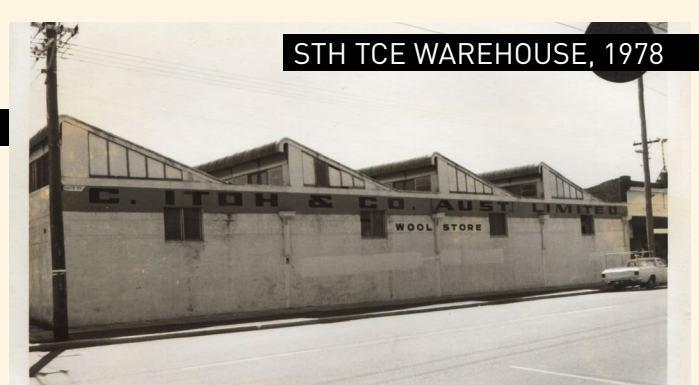
1 AGNES ST, 2014



STH TCE UPHOLSTERERS, 2014



76 SOLOMON ST, 1978



STH TCE WAREHOUSE, 1978



76 SOLOMON ST, 2014



STH TCE WAREHOUSE,, 2014



the fremantle society

Box 828 Fremantle WA 6160
www.fremantle society.org.au

MEMBERSHIP FORM

The Society's financial year is from 1st November to 31st October

Name(s):

Address:

.....Postcode

Tel/Mobile:

Email address:

☐

I/we wish to join the Fremantle Society as a **new member**

☐

I/we wish to **renew** my/our membership of the Fremantle Society

Signature/s: Date:

Ordinary Membership

\$30.00

Organisation Membership

\$ 50.00

Family Membership

\$40.00

Corporate Membership

\$100.00

Reduced Membership

\$15.00

Life Membership

\$250.00

BY CHEQUE TO: The Fremantle Society Inc PO Box 828 Fremantle WA 6160

DIRECT: Bendigo Bank BSB: 633-000 A/C No: 141395806

Name: The Fremantle Society Inc

Please retain the section below as a receipt for your records



the fremantle society

MEMBER RECEIPT

MEMBERSHIP FEE \$..... paid to The Fremantle Society Inc/...../201..



STOP PRESS



COUNCIL AMALGAMATION A BIG WIN FOR FREMANTLE SOCIETY

The new Fremantle council boundaries announced by Western Australian Premier Colin Barnett and Local Government Minister Tony Simpson, as part of the Local Government Reform, are a big win for Fremantle and the Fremantle Society. When the FS committee first heard about the State Government proposing a Fremantle amalgamation with the City of Melville we decided we had to take action to preserve Fremantle's identity and unique character and that an merger with Melville would see Freo play second fiddle to the big brother in Booragoon. We were not prepared to see Fremantle disappear and a new council go all the way from Bathers Beach to the Applecross foreshore.

Society President Henty Farrar and Vice President Roel Loopers had a meeting with Fremantle Mayor

Brad Pettitt where it was suggested to start a two-pronged attack with a community campaign and City of Fremantle submissions. We decided to make it a positive campaign, embracing boundary reform but demanding the best possible boundaries for Fremantle that would include amalgamating with East Fremantle and getting control over our southern beaches and using Stock Road as the natural cut off to the east, and of course we wanted to keep North Fremantle.

The Fremantle Society started it off with a bang and a full-page Sock It Colin! advertisement in the Fremantle Herald. Out of that grew a non-political community group, which we named Fremantle Forever. A petition was written and volunteers were on the streets of Freo; at markets, at the train station

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before Dockers home games, and we wrote many letters and media releases to newspapers, published blog posts and lobbied strongly at every possible level we could think off.

There was also a Fremantle Forever solidarity concert with Lucky Oceans at the Fremantle Arts Centre where we photographed people with all different kinds of printed slogans, which were sent to Colin Barnett, to show that young and old wanted the better boundaries we requested and not the amalgamation with Melville.

The City of Fremantle created an excellent detailed submission arguing the points of retaining the unique identity of Fremantle while embracing economic recovery, a larger council, more ratepayers, the inclusion of Freo's natural hinterland, etc. And City officers and Elected Members also strongly lobbied behind closed doors.

On October 23 this year Premier Colin Barnett

announced that Fremantle would get the boundaries it had asked for, with a few minor changes. It was one of the biggest and most important wins for the Fremantle Society in decades and something we should all be proud off. We fought a very positive battle and strongly collaborated with Fremantle Council. We spoke with one voice and that must have made a big impact on State Government and the Local Government Advisory Committee. This will hopefully also send a strong message to our Fremantle Elected Members that if they work closer with the Society better outcomes can be achieved without having to engage in negativity.

It now has to be seen if a legal challenge in the Supreme Court by some western suburbs council will influence the Fremantle amalgamation and if Colin Barnett will get the support in parliament to sign off on the Local Government Reform. We should know that in November.

Roel Loopers

DEATH OF A HERITAGE LEGEND. GOUGH WHITLAM 1916-2014

The formation of the Fremantle Society at the same time as the election of the Whitlam Labor in 1972 was a happy coincidence at least for the society. Both had similar views about the importance of communities and of the Australian heritage. Already in an earlier party policy speech Gough had proclaimed that 'governments should see themselves as the curator and not the liquidator of the national estate'. In this he had a particular interest in Fremantle which he saw as 'one of the few towns in Australia that retains its historic character and is at the same time a thriving community'. That was 1969

A second coincidence was that Dr Pat Troy, son of Paddy and distinguished urban planner, was the driving force behind Gough's new federal Department of Urban and Regional Development which included social justice issues in its broad brief.

Society founder Les Lauder worked with the new department and its minister Tom Uren on projects like the Fremantle markets. After the coup of 1975 Gough maintained his interest in Fremantle as a place of special character and special people. He was made patron of the society and in 1994 made a special visit to Fremantle to inspect the prison. He was met by two Fremantle Society presidents and a vice-president.

Bye Gough. We will not see your like again.

PS It would be nice if someone in the City read and noted the writings of Pat Troy.

Ron Davidson

Below: Prime Minister Gough Whitlam at Fremantle Prison with Fremantle Society members Jenny Archibald, Ralph Hoare and Ron Davidson.



Pic: Michael Wearne; Fremantle Impressions

NOW FOR THE FUTURE

The city of Fremantle and the town of East Fremantle are to be abolished and a new district called "Fremantle" is to be established over the amalgamated areas plus additional communities to the east and to the south. Samson and the light industrial cum commercial areas to its north are lost to Fremantle as is a small section north of McCabe St in the north.

The Local Government Advisory Board indicates that the new Fremantle as a strategic activity centre was critical to their decision making, as was the ability of the new entity to deliver the objectives as outlined in the Government's Directions 2031 and Beyond State planning policy of higher population densities and hence potentially greater economic activity.

The Board sees the enlarged new area as contributing to the building of a city with greater capacity to plan holistically for the port area and the suburbs with similar heritage characteristics and community values

There will be no popularly elected Mayor. The new district of Fremantle "will have a total of 12 offices of councillor." It is not clear if the position of Mayor is an addition to that or even if the position of Mayor will continue. Could Brad Pettitt be the last Mayor of Fremantle?

The Board's recommendation is that amalgamated entity operates under a district ward structure. Given the number of Councillors, there could be four or six Wards it would seem.

So we would have a new Fremantle with 12 Councillors and a number of Wards and treasury stuffed with ratepayer dollars, but also a larger local government with an eye to greater financial viability. We'd get higher-paid city staff with more power and a Council focused on the strategic issues. And we'd get higher rates but newer rubbish trucks, cleaner verges, but less community meetings. And a new City Hall and more outward looking Council.

And that's how the Liberal National government is taking the "local" out of Local Government in Western Australia. That and their other creation, the DAP, combined to create an environment that disenfranchises the individual and empowers the development lobby.

Perhaps there was too much small town community

in our part of local government pre 2015. Let's all get into property investing and forget about all this soft economy stuff that community groups like the Fremantle Society stand up for. Out with the old and in with the new.

Henty Farrar

NOTICE OF 2013 ANNUAL GENERAL MEETING OF THE FREMANTLE SOCIETY INC

Notice is given of the 43rd Annual General meeting of the Fremantle Society to be held on Monday 8 December 2014, 6pm for 6.30pm, Victoria Hall, High St., Fremantle

AGENDA

- 1 Welcome: Henty Farrar, President
- 2 Chairperson opens meeting, notes apologies and attendances
- 3 Guest Speaker : Denis McLeod, Principal McLeod Lawyers
- 4 Confirmation of the record of the 2012 annual general meeting
- 5 President's Report
- 6 Treasurer's Report
- 7 Appointment of Auditors
- 8 Election of office bearers and committee 2014

President (one position available)

Hon Treasurer (one position available)

Hon Secretary (one position available)

Committee (9 positions available, one of whom shall be elected Vice President by the committee)
- 9 Motions of which notice has been given:

That June Hutchison be made an Honorary Life Member of the Fremantle Society
Moved Henty Farrar; Seconded Sam Wilson
- 10 General business as permitted by the rules

Meeting Close

NOMINATION FORM 2014-2015

OFFICE BEARERS AND COMMITTEE MEMBERS

Members are invited to Nominate as **Office Bearers and Committee members**, the positions being **President, Honorary Secretary, Honorary Treasurer and up to Nine (9) Committee Members**.

The Committee will take office from the conclusion of the **Annual General Meeting** to be held on **Monday 8th December 2014**

Only financial members are eligible to make and second nominations and to be nominated. Financial membership requires that the Annual subscription be paid prior to the AGM

I (print name of nominator)

Nominate (print name of member being nominated):

For the position of:

Signature of nominator:

I (name of seconder):

I am pleased to Second the nomination as detailed above.

Signature of Second nominator:

I (the member being nominated) consent to the nomination as detailed above.

Date:

Signature of member being nominated:

Completed Nomination Forms must be received by Monday 24 November 2014
c/o Fremantle Society, Box 828, Fremantle 6160 or e-mail to jackturn@iprimus.com.au